

Town of Bowdoin
Planning Board Minutes
August 12, 2025

Members Present:

Michaeline Mulvey, Chair
Tom Giggey
Gwen Thomas

M. 9 September 2025

Helen Watts, Vice-chair
Lauren Leclerc

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Lauren Leclerc

Absent:

Dennis Douglass, Code Enforcement Officer

The meeting was called to order at 7:00 pm.

The minutes of July 22, 2025 were reviewed. Giggey moved to accept the minutes as printed. Thomas seconded. Three votes to approve, Watts and Leclerc abstained.

Members of the Public Present:

Donald and Kori Hyde, Kyle Stoddard

New Business:

The Hydes were in for a building permit for a barn for personal use. The Planning Board directed them to the Code Enforcement Officer (CEO).

Old Business:

Kyle Stoddard, 8 Wagg Road, Accessory Dwelling Units (ADUs) Proposed Above Garage, Map 10, Lot 02-02

Stoddard's lot is ~3 acres. The residence was built in November of 2024. It replaced the trailer that was on the lot. The Planning Board went through Section 9B of the Land Use Ordinance: Accessory Dwelling Units. Stoddard estimates 30' x 24' for each apartment. The Board informed Stoddard that he will need a water test finding the water potable and acceptable for domestic use, building specifications, his deed, and a septic design (HHE200).

Stoddard was also informed that he will need a Site Plan Review for his business, Mold Bros, as he will be having an office in the garage and he has equipment onsite.

Site Plan Review

Section 6.A.1.a. Will need map and a note that he owns no other land within 500 feet of the property

1.b. To be provided by Board

1.c. Provide a list of abutters within 1,000 feet of lot lines, Board went through

adjacent properties to help Stoddard form a list

- 1.d. Survey was found in tax files
- 1.e. Show existing residence, power poles, well, septic, proposed garage, proposed septic and well
- 1.f. Ground floor elevation and floor area of building on his lot
- 1.g. HHE 200
- 1.h. Sketch driveway on with parking area
- 1.i. State native vegetation screens view of garage/ADUs from road
- 1.j. Contours from USGS map, draw 5-foot intervals in between
- 1.k. None known

2.a. Deed

2.b. Detailed description of proposed use: office and vehicle storage + 2 ADUs

2.c. Total floor area and ground coverage of each proposed building

2.d. See deed

2.e. Dumpster onsite

2.f. Erosion will be controlled through use of State of Maine Best Management Practices (BMPs)

2.g. One copy, describe business, send email to Secretary

2.h. Self-financed

2.i. Private well is maintained and uses town-maintained roads from an existing driveway

2.j. Check with fire department on closest water available for fire protection

2.k. No new road construction

2.l. Cleaning (chemicals onsite) products stored onsite properly: antimicrobials

2.m. As soon as possible

3. Request for Additional Info

a. and b. None expected to be requested

A \$300 fee is required to process the application. The Board won't accept a check until the Site Plan Review application is complete. The public hearing is held within 30 days of finding an application complete.

The meeting was adjourned at 8:45 pm.

Respectfully submitted,

Lauren Leclerc, Secretary

Cc: Selectmen, Code Enforcement Officer, Fire Chief, Webmaster, Planning Board files

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